



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, OCTOBER 22, 2020
3:00 P.M.

MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

Pursuant to Executive Order N-29-20 and because social distancing measures were implemented; members of this Commission and agency staff were not required to attend the meeting in person and some participated by teleconference. The Planning Commission Hearing Room was opened to the public; however, verbal public comment was also available using teleconference and the call-in line.

3:00 p.m.

FLAG SALUTE

ROLL CALL: *Anders Hauge, District 5 (Chairman); Larry Sevison, At-Large East of Sierra Crest (Vice Chairman) (participated off-site via Zoom); Nathan Herzog, District 2 (Secretary); Samuel Cannon, District 1 (participated off-site via Zoom); Richard Johnson, District 3; Jeffrey Moss, District 4; Wayne Nader, At-Large West of Sierra Crest.*

The Chairman provided meeting procedures.

REPORT FROM THE PLANNING DIRECTOR: *Planning Director, E.J. Ivaldi noted the October 6th Board of Supervisors approval of the 3rd installment of the Zoning Text Amendments, as recommended by the Commission. The Urgency Ordinance was also extended until October 8, 2021. The Catuna Residential Care Home Appeal to be heard by the Board on November 3rd. A full agenda is expected for the November 12th Planning Commission hearing, including a workshop on the Housing Element Update; one meeting is tentatively scheduled in December on the 12th.*

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There was one public comment.*

CONSENT AGENDA: *The Consent Agenda was recommended for approval by the Development Review Committee and approved by a single roll call vote.*

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

1) 3:05 p.m.
3:12 – 3:22 p.m.

SINGLE ROOM OCCUPANCY ZTA
ZONING TEXT AMENDMENT (PLN20-00264)
STATUTORY / CATEGORICAL EXEMPTION
ALL SUPERVISORIAL DISTRICTS

Consider providing a recommendation to the Board of Supervisors on revisions to the Placer County Code, Chapter 17, Articles 17.06, 17.20, 17.22, 17.26, 17.30, 17.34,

17.48, and 17.56 pertaining to Single-Room Occupancy (SRO) Residential Housing. The proposed Zoning Text Amendments (ZTA) will provide a streamlined process for when an existing structure, typically a hotel/motel, is converted to an SRO use. Specifically, the ZTA would change the current minor use permit requirement for the SRO land use with less than 30 units to be allowed with zoning clearance and allow the SRO land use on parcels that allow for mixed use projects. In addition, within the Tahoe Basin Area Plan boundary, SRO units would remain as Tourist Accommodation Units (TAU's). The Planning Commission will also consider providing a recommendation to the Board of Supervisors on a CEQA finding of exemption pursuant to Public Resources Code Section 21080.50 and CEQA Guidelines Sections 15301 and 15061(b)(3).

Applicant: Placer County Planning Services Division

County Staff: Planning Services Division – Devin McNally, Assistant Planner (530) 745-3068 or dmcnally@placer.ca.gov.

There were no public commenters.

- 1) **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors find the proposed Zoning Text Amendment statutorily and categorically exempt pursuant to PRC Section 21080.50 and CEQA Guidelines Sections 15301 and 15061(b)(3) of the CEQA Guidelines.*

Commissioner Nader moved; Commissioner Herzog seconded

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Severson

NO: None

- 2) **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors Adopt an Ordinance to amend Placer County Code, Chapter 17, Articles 17.06, 17.20, 17.22, 17.26, 17.30, 17.48, and 17.56 to Single-Room Occupancy Residential Housing with the findings set forth in the staff report.*

Commissioner Nader moved; Commissioner Herzog seconded

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Severson

NO: None

2) 3:20 p.m.
3:22 – 3:41 p.m.

PLACER VINEYARDS SPECIFIC PLAN
AMENDMENT TO THE SECOND AMENDED AND RESTATED DEVELOPMENT
AGREEMENT TO EXTEND THE INITIAL TERM (PLN 20-00179)

STATUTORY EXEMPTION

SUPERVISORY DISTRICT 1 (GORE)

Consider a recommendation to the Board of Supervisors to adopt ordinances extending the Initial 20-Year Term of the Second Amended and Restated Development Agreement (SARDA) for properties 1A, 1B, 2, 3, 4A, 4B, 6-11, 12A, 12B, 14-17, 19, 21, 23 and 24 as defined in Section 1.3.1 from October 29, 2032 to December 31, 2050. The Planning Commission will also consider a recommendation to the Board of Supervisors on a finding of exemption from the California Environmental Quality Act in

accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

Project Location: Unincorporated southwestern Placer County, bounded on the north by Baseline Road, on the south by the Sacramento / Placer County line, on the west by the Sutter / Placer County line and Pleasant Grove Road; and on the east by Dry Creek and Walerga Road.

Applicant: Kent MacDiarmid on behalf of the Placer Vineyards Development Group, LLC.

County Staff: Planning Services – Michele Kingsbury, CDRA Principal Management Analyst (530) 745-3044 or mkingsbu@placer.ca.gov

There was one public commenter.

- 1) **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors determine that the Placer Vineyards Specific Plan First Amendment (for Properties 1B, 2, 3, 4A, 6, 7, 8, 9, 10, 11, 12A, 12B, 14, 15, 16, 17, 19, 21, 23, and 24) or Second Amendment to the Second Amended and Restated Development Agreement (For Properties 1A and 4B) is consistent with the previously certified Final Environmental Impact Report (SCH #1999062020) and subsequent addendums, that it meets the criteria in Public Resources Code Section 21166 and CEQA Guidelines Section 15162.*

Commissioner Nader moved; Commissioner Herzog seconded

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Severson

NO: None

- 2) **MOTION AS FOLLOWS:** *Recommend the Board of Supervisors adopt Ordinances approving the First Amendment to the Second Amended and Restated Development Agreement relative to Properties 1B, 2, 3, 4A, 6, 7, 8, 9, 10, 11, 12A, 12B, 14, 15, 16, 17, 19, 21, 23, and 24 and approving the Second Amendment to the Second Amended and Restated Development Agreement relative to properties 1A and 4B of the PVSP.*

Commissioner Nader moved; Commissioner Herzog seconded

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Severson

NO: None

3) 3:30 p.m.
3:41 – 3:50 p.m.

2019 DEVELOPMENT AGREEMENT ANNUAL REVIEW

CEQA EXEMPTION

ALL SUPERVISORIAL DISTRICTS

Planning Services Division will provide a report on the annual review of development agreements to ensure compliance with the terms and provisions of the agreements pursuant to the California Government Code, Sections 65864-65869.5, and Placer County Code Sections 15.20.120 and 17.58.250. The Planning Commission will consider making a finding that the developers having obligations under the following Development Agreements have complied in good faith with the terms and provisions of the Agreements, and Supplemental Agreements as amended, for the following

projects: Placer Vineyards Specific Plan; Riolo Vineyard Specific Plan; Regional University Specific Plan; Placer Ranch Specific Plan; Martis Valley West Specific Plan; Village at Squaw Valley Specific Plan; Homewood Master Plan; and Teichert Aggregate Facility. The Planning Commission will also consider a finding that the action requested is not a project as defined in CEQA Guidelines Section 15378, and that none of the conditions of CEQA Guidelines Section 15162 requiring additional environmental review exist.

Applicant: Placer County Planning Services Division

County Staff: Planning Services – Michele Kingsbury, CDRA Principal Management Analyst (530) 745-3044 or mkingsbu@placer.ca.gov

[Comments Received After Packet Distribution](#)

There were no public commenters.

1) MOTION AS FOLLOWS: *Find that the developer/property owners of the Placer Vineyards Specific Plan; Riolo Vineyard Specific Plan; Regional University Specific Plan; Placer Ranch Specific Plan; Martis Valley West Specific Plan; Village at Squaw Valley Specific Plan; Homewood Master Plan; Bickford Ranch and Teichert Aggregate Facility have made a good faith effort to comply with the terms and conditions of their respective development agreements during the 2019 review period.*

Commissioner Moss moved; Commissioner Nader seconded

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Severson

NO: None

4) 3:50 p.m.

3:50 – 4:27 p.m.

GENERAL PLUMBING SUPPLY SIGN PERMIT

APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF A SIGN PERMIT (PLN20-00134)

STATUTORY EXEMPTION

SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

Consider an appeal filed by Richard Sampognaro of Capital City Signs of the Planning Director's August 19, 2020 denial of a sign permit to allow a 24-foot tall freestanding sign with an electronic (LED) sign with changeable copy cycle rates longer than three seconds. The Planning Commission will also consider a finding of Statutory Exemption in accordance with Placer County Code section 18.36.010(G), and CEQA Guidelines sections 15061(b)(4) and 15270 (i.e. projects which a public agency rejects or disapproves).

Project Location: 13957 Bowman Road in the Auburn area

APN: 053-060-043-000

Total Acreage: approximately 2.5 acres

Zoning: C2-UP-Dc-AO (General Commercial, combining Use Permit required, combining Design Corridor, combining Aircraft Overflight)

Community Plan Area: Auburn / Bowman Community Plan

Applicant: Richard Sampognaro of Capital City Signs

County Staff: Planning Services – Patrick Dobbs, Senior Planner (530) 745-3067 or pdobbs@placer.ca.gov.

There was one public commenter.

- 1) **MOTION AS FOLLOWS:** *Deny the appeal filed by Richard Sampognaro of Capital City Signs, Inc.*

Commissioner Nader moved; Commissioner Herzog seconded

MOTION VOTE 4:3

AYE: Hauge, Herzog, Nader, Sevison

NO: Cannon, Johnson, Moss

- 2) **MOTION AS FOLLOWS:** *Uphold the Planning Director's decision to deny the sign permit request (PLN20-00134), supported by the findings stated in the staff report.*

Commissioner Nader moved; Commissioner Herzog seconded

MOTION VOTE 4:3

AYE: Hauge, Herzog, Nader, Sevison

NO: Cannon, Johnson, Moss

5) 5:00 p.m.
5:00 – 9:47 p.m.

HIDDEN FALLS REGIONAL PARK TRAILS EXPANSION PROJECT
CONDITIONAL USE PERMIT MODIFICATION (PLN19-00187)

FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
SUPERVISORIAL DISTRICTS 3 AND 5 (HOLMES AND GUSTAFSON)

Continued from the September 24, 2020 Planning Commission Hearing

Consider a recommendation to the Board of Supervisors to modify the Hidden Falls Regional Park (HFRP) Conditional Use Permit to allow for the expansion of the HFRP natural-surface, multi-use trail network onto approximately 2,765 additional acres of land owned or held in conservation easements by the Placer Land Trust (PLT) where the County holds trail easement rights, or onto property owned by the County, or where the County owns easements. Approximately 30 miles of trails (including existing and proposed trails) within the expansion areas would be added to the 30+/-miles of currently open trails within the existing HFRP boundary. Three new parking areas and an additional overflow area within the existing HFRP parking area are also proposed, as well as other amenities such as bridges, overlooks, picnic benches and tables, restrooms, drinking fountains and equestrian amenities. The Planning Commission will also be asked to make a recommendation to the Board of Supervisors on the certification of the Hidden Falls Regional Park Trails Expansion Project Final Subsequent Environmental Impact Report (SCH# 2007062084) and Errata, Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Plan prepared for the project in accordance with the California Environmental Quality Act.

Project Location: West of Bell Road, north of Mears Drive and east of Garden Bar Road in West Placer

APNs: 026-020-002, 026-020-009, 026-020-011, 026-020-012, 026-020-013, 026-061-001, 026-061-003, 026-061-007, 026-061-013-510, 026-061-051, 026-061-055, 026-061-068, 026-061-080, 026-061-081, 026-061-082, 026-061-083, 026-072-045, 026-072-047, 026-072-049, 026-072-050, 026-072-054, 026-072-055, 026-072-056, 026-072-057, 026-072-062, 026-072-063, 026-072-074, 026-072-075, 026-072-076, 026-072-084, 026-072-085, 026-081-001, 026-081-002, 026-081-003, 026-081-004, 026-081-005, 026-081-006, 026-081-007, 026-081-008, 026-081-023, 026-081-040, 026-081-044, 026-081-047, 026-081-048, 026-081-050, 026-081-052, 026-110-001, 026-110-012, 026-110-018, 026-120-028, 026-130-041, 026-301-025, 026-301-029, 026-301-031, 026-301-036, 026-301-037, 026-310-010, 026-310-012, 026-370-019, 026-370-040, 026-370-044, 026-370-053 and 026-370-056

Total Acreage: Currently comprises approximately 3,965 acres

Zoning: F-B-X-10 to 160 (Farm, combining minimum Building Site of 10 to 160 acres), with the existing HFRP boundary area zoned mostly as OS (Open Space), with the parcel incorporating the existing parking area on Mears Place zoned as F-B-X-50 PD = 0.2 (Farm, combining minimum Building Site of 50 acres, combining Planned Residential Development of 0.2 dwelling units per acre)

Community Plan Area: Placer County General Plan

Applicant: Placer County Department of Public Works – Parks Division

County Staff: Public Works, Park Division – Lisa Carnahan, Senior Planner (530) 889-6837 or lcarnaha@placer.ca.gov.

[Comments Received After Packet Distribution](#)

[Clarifications to Recommended Conditions of Approval](#)

[Updated Resolution](#)

There were forty-eight public commenters.

1) MOTION AS FOLLOWS: Continue the item to a future date and time uncertain.

Commissioner Nader moved; Commissioner Cannon seconded

MOTION VOTE 6:1

AYE: Cannon, Hauge, Herzog, Johnson, Nader, Sevison

NO: Moss

CONSENT AGENDA:

A) [Approve Action Agenda of September 24, 2020 Planning Commission Meeting.](#)

There were no public commenters.

1) MOTION AS FOLLOWS: Approve the Consent Agenda.

Commissioner Cannon moved; Commissioner Moss seconded

MOTION VOTE 7:0 (unanimous)

AYE: Cannon, Hauge, Herzog, Johnson, Moss, Nader, Sevison

NO: None

9:48 P.M.

MEETING ADJOURNED